



95 Broadway, Leigh-on-Sea, SS9 1PG To Let | 409 to 874 sq ft



95 Broadway, Leigh-on-Sea, SS9

Summary

- Rent: £24,000 per annum
- Business rates: £7,235.50 per annum
- · VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- · Lease: New Lease

Further information

• View details on our website

Contact & Viewings

Neil Burroughs 01702 608035 neil@ayerscruiks.co.uk

Cameron Cruiks 01702 608045 cameron@ayerscruiks.co.uk Darrell Clarke 01702 608039 darrell@ayerscruiks.co.uk

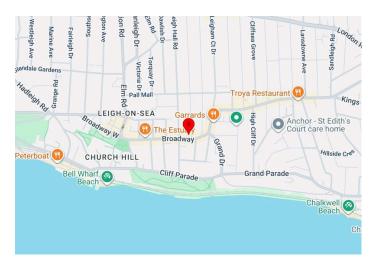
Bradley Hair 01702 608057

bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY

Tel: 01245 202555



Key Points

- Prominent Broadway location
- 376 SQFT retail space
- Basement storage
- High pedestrian footfall
- Rent only £24,000 per annum

Description

This property consists of a ground floor retail unit with kitchenette to rear and W/C: and convenient internal access to a 409 SQFT basement which is ideal for storage. The premises is currently trading as a charity shop and benefits from a prominent position in the sought after Broadway which provides high footfall and visibility. The premises will be available to occupy from January 2026.

Location

This property is situated on Leigh Broadway in the vibrant area of Leigh-on-Sea, it is known for its strong community atmosphere. The area is renowned for its independent shops, cafes, pubs, and restaurants, creating a lively and welcoming environment.



The location benefits from good transport links with regular bus services connecting to nearby areas. Leigh Station is approximately I mile away, providing easy access to train services.

Accommodation

Floor/Unit	sq ft	sq m	Availability
Ground	465	43.20	Available
Basement	409	38	Available
Total	874	81.20	

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

Fully repairing and fully insuring by virtue of service charge

Misrepresentation Act 1967 These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise Oct 2025.







